

Exhibit 1

Assignee	Landlord	Landlord Address	Store Number	Store Address	Description of Contract	Cure Amount	Assumption Date
Massa Furniture, Inc.	MFBY Ocala, LLC	c/o RD Management LLC, ATTN: General Counsel, New York, NY, 10019	1244	2405 SW 27 th Avenue	November 10, 1980 Lease Agreement between Jo-Ann Stores, LLC and MFBY Ocala, LLC (together with all amendments, other documents and related agreements)	\$53,257.58	06/01/2025